

Prepared By & Return To:
Barry W. Bridgforth, Jr.
P. O. Box 241
Southaven, MS 38671
(662) 393-4450

5/03/06 12:14:39
BK 527 PG 578
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

NO TITLE WORK REQUESTED
AND NONE PERFORMED

QUITCLAIM DEED

**MILDRED E. GARNER, RAY GARNER,
GEORGE GARNER, REBECCA M. GARNER,
SHERYL G. DAVIS, MIMI G. CAVAGNARO,
AND JAMIN GARNER**

GRANTORS

TO

JBW, LLC

GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, the undersigned, MILDRED E. GARNER, RAY GARNER, GEORGE GARNER, REBECCA S. GARNER, SHERYL G. DAVIS, MIMI G. CAVAGNARO, and JAMIN GARNER, do hereby sell, convey and quitclaim its interest unto JBW, LLC, the within described property lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

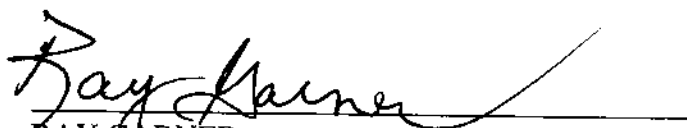
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect for DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 2006 are to be paid by the Grantee.

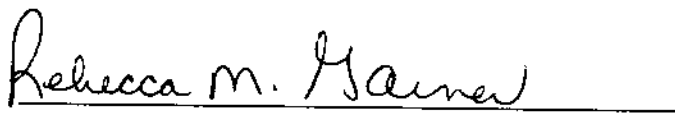
Possession is to be given with delivery of Deed.

WITNESS our signatures this 1st day of MAY, 2006.


MILDRED E. GARNER


RAY GARNER


GEORGE GARNER


REBECCA M. GARNER

Rich S.

Sheryl G. Davis
SHERYL G. DAVIS

Mimi G. Cavagnaro
MIMI G. CAVAGNARO

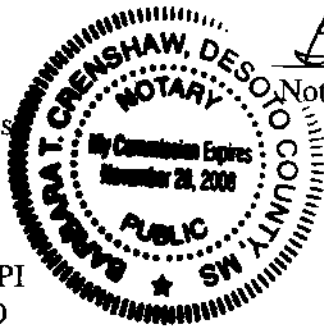
Jamin Garner
JAMIN GARNER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named MILDRED E. GARNER, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

My Commission Expires



Barbara T. Crenshaw
Notary Public

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named RAY GARNER, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned as his free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

My Commission Expires



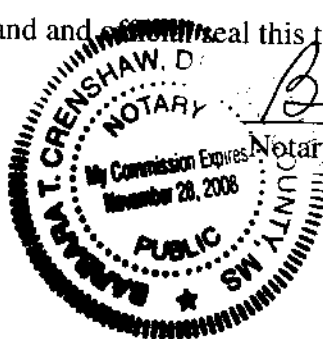
Barbara T. Crenshaw
Notary Public

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named GEORGE GARNER, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned as his free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

My Commission Expires:



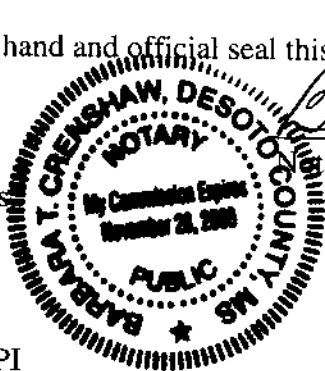
Notary Public

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named REBECCA M. GARNER, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named SHERYL G. DAVIS, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

My Commission Expires:



Notary Public

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named MIMI G. CAVAGNARO, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

Barbara J. Crenshaw

Notary Public

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named JAMIN GARNER, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 1st day of May, 2006.

Barbara J. Crenshaw

Notary Public

My Commission Expires:



Grantor's Address:
6225 Elmore Road
Southaven, MS 38671
Work Phone: N/A
Home Phone: (662) 349-0983

Grantor's Address:
6305 Elmore Road
Southaven, MS 38671
Work Phone: N/A
Home Phone: (662) 349-0411

Grantor's Address:
3873 Robinson Gin
Hernando, MS 38632
Work Phone: N/A
Home Phone: (662) 449-4601

Grantor's Address:
3873 Robinson Gin
Hernando, MS 38671
Work Phone: (901) 603-1239
Home Phone: (662) 449-4601

Grantor's Address:
5067 Muirfield Cove
Olive Branch, MS 38654
Work Phone: (901) 375-2808
Home Phone: (662) 893-6769

Grantor's Address:
9464 Plantation Road
Olive Branch, MS 38654
Work Phone: (662) 890-7705
Home Phone: (662) 890-3991

Grantor's Address:
7683 Juniper Lane, Apt. 5
Southaven, MS 38671
Work Phone: (901) 337-3538
Home Phone: (662) 536-0764

Grantee's Address:
1473 Hwy. 51
Hernando, MS 38632
Work Phone: 662-429-
Home Phone: N/A

Exhibit "A"
Legal Description

Description of part of the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491 and part of the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 located in Southwest Quarter of Section 31, Township 1 South, Range 7 West, Southaven, DeSoto County, Mississippi:

Beginning at set 1/2" rebar with plastic cap at the intersection of the east line of Airways Boulevard (106 R.O.W.) and the south line of Lot 7G, Briargate Commercial Subdivision, 5th Revision recorded in Plat Book 78, Page 2, said point being located 2662.08 north and 54.08 feet east of a found rebar at the commonly accepted southwest corner of Section 31, Township 1 South, Range 7 West; thence north 89 degrees 58 minutes 23 seconds east with the south line of said Lot 7G recorded in Plat Book 78, Page 2 and the south line of Lot 7B of said subdivision recorded in Plat Book 78, Page 2, 963.14 feet to a found iron pipe in the west line of Lot 2, Elmore Subdivision recorded in Plat Book 22, Page 38; thence south 00 degrees 28 minutes 43 seconds east with the west line of said Lot 2 recorded in Plat Book 22, Page 38, passing a found iron pipe at 725.39 feet and on for a total distance of 729.07 feet to a set 1/2" rebar with plastic cap in the south line of said Lot 2 recorded in Plat Book 22, Page 38; thence south 89 degrees 48 minutes 35 seconds east with the south line of said Lot 2 recorded in Plat Book 22, Page 38, 149.67 feet to a set 1/2" rebar with plastic cap in the west line of the United States of America property recorded in Book 201, Page 481; thence south 00 degrees 28 minutes 43 seconds east across the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 and the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491, 672.44 feet to a set 1/2" rebar with plastic cap in the north line of a Proposed Road (80' R.O.W.); thence northwestwardly across said property recorded in Book 231, Page 768 and said property recorded in Book 266, Page 491 and with the north line of said Proposed Road the following calls: along a curve to the left having a radius of 990.00 feet, a delta angle of 58 degrees 10 minutes 00 seconds, a chord bearing of north 60 degrees 57 minutes 50 seconds west, a chord distance of 962.44 feet and an arc distance of 1005.05 feet to a point of tangency; south 89 degrees 57 minutes 10 seconds west, 203.57 feet; north 45 degrees 06 minutes 29 seconds west, 39.56 feet to a point in the east line of said Airways Boulevard; thence north 00 degrees 09 minutes 54 seconds west with the east line of said Airways Boulevard, 827.74 feet to the point of beginning and containing 22.583 acres of land more or less.

Exhibit "A"

Description of part of the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491 and part of the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 located in Southwest Quarter of Section 31, Township 1 South, Range 7 West, Southaven, DeSoto County, Mississippi.

Commencing at a found rebar at the commonly accepted southwest corner of Section 31, Township 1 South, Range 7 West; thence north 00 degrees 31 minutes 15 seconds west with the west line of said Section, 1006.28 feet to a point in the centerline of an existing ditch, said point being in the west line of the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491 and the Point of Beginning; thence continuing with the west line of said Section 31 and the west line of said property recorded in Book 266, Page 491, 160.95 feet to set 1/2" rebar with plastic cap in the east line of Airways Boulevard (106' R.O.W.); thence northwardly with the east line of said Airways Boulevard the following calls: along a curve to the left having a radius of 1198.92 feet, a delta angle of 15 degrees 42 minutes 46 seconds, a chord bearing of north 07 degrees 41 minutes 28 seconds east, a chord distance of 327.76 feet and an arc distance of 328.79 feet to a found concrete monument and a point of tangency; north 00 degrees 09 minutes 54 seconds west, 206.25 feet to a point in the south line of a Proposed Road (80' R.O.W.); thence eastwardly with the south line of said Proposed Road and across said property recorded in Book 266, Page 491 and across the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 the following calls: north 44 degrees 53 minutes 31 seconds east, 39.66 feet; north 89 degrees 57 minutes 10 seconds east, 203.29 feet to a point of curvature; along a curve to the right having a radius of 910.00 feet, a delta angle of 29 degrees 50 minutes 36 seconds, a chord bearing of south 75 degrees 07 minutes 32 seconds east, a chord distance of 468.65 feet and an arc distance of 473.99 feet to a point in the centerline of said ditch; thence southwestwardly with the centerline of said existing ditch and across said property recorded in Book 231, Page 768 and said property recorded in Book 266, Page 491 the following calls: south 15 degrees 32 minutes 25 seconds west, 98.57 feet; south 10 degrees 23 minutes 11 seconds west, 29.15 feet; south 11 degrees 32 minutes 47 seconds west, 17.93 feet; south 03 degrees 58 minutes 55 seconds west, 19.44 feet; south 36 degrees 24 minutes 49 seconds west, 30.28 feet; south 72 degrees 39 minutes 20 seconds west, 19.58 feet; north 89 degrees 10 minutes 56 seconds west, 21.76 feet; south 80 degrees 59 minutes 56 seconds west, 47.00 feet; south 50 degrees 55 minutes 23 seconds west, 59.96 feet; south 69 degrees 45 minutes 17 seconds west, 52.02 feet; south 27 degrees 33 minutes 58 seconds west, 67.87 feet; south 21 degrees 46 minutes 07 seconds west, 129.66 feet; south 79 degrees 02 minutes 15 seconds west, 86.17 feet; south 68 degrees 41 minutes 43 seconds west, 59.86 feet; north 86 degrees 07 minutes 16 seconds west, 56.65 feet; south 84 degrees 48 minutes 29 seconds west, 46.49 feet; south 24 degrees 44 minutes 04 seconds west, 166.15 feet; north 77 degrees 12 minutes 17 seconds west, 106.87 feet to the point of beginning and containing 7.670 acres more or less.

INDEXING INSTRUCTIONS: BOTH TRACTS OF LAND LOCATED IN THE SW
1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY,
MISSISSIPPI.